



**TOWN OF WRENTHAM
PLANNING BOARD**

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Meeting Minutes – October 16, 2019
Town Hall 2nd Floor Meeting Room

Members Present: Chairman Michael McKnight Vice-Chair Charles Woodhams,
Clerk James Lawrence, Robert Cass, Thomas Wrynn, and Stephen Schwarm

Members Absent: Everett Skinner

Town Planner: Rachel Benson

Departmental Secretary: Priscilla McGill

7:00 p.m. Board Chair Call to Order – Agenda Overview

Continued Public Hearing – 201 Wampum St.

Ramben LLC (Applicant/Owner) request for approval for a one (1) lot Definitive Plan Subdivision and associated gravel drive.

Mr. McKnight noted that the Board received request from Jim Susi of United Consultants to continue the hearing to November 6, 2019

Mr. Lawrence moved to continue the hearing, without testimony, to November 6, 2019. Mr. Woodhams as second. Aye-6; Nay-0, and Abstentions-0, (6-0-0).

Meeting Minutes of October 2, 2019 – Will be submitted for approval at the next meeting.

500 Thurston St. – Request for Determination of Minor Modification of SP/SPA

John Coukos and George Aoude appeared before the Board. Mr. Coukos noted that they closed on the property two months prior with Thurston Street LLC as the new owner. Both John Coukos and George Aoude are members of the LLC. Mr. McKnight stated that any future correspondence should note the new owner, Thurston Street LLC, with *Formally Known As* (FKA) JAR DAN Enterprises.

Prior to receiving permit from the State, Mr. Coukos stated that they would like Board approval to remove the berm, trees, and two residential structures currently on the property to make it pad ready for spring construction. Mr. Coukos stated that they are waiting for the revised engineering drawings. Mr. Aoude noted that the property will be leased to the entities that own the gas station and convenience store.

Mr. Lawrence expresses concern that the applicant wants to change the site from what was previously board approved. Mr. Aoude questioned if the Board would approve just the removal of the two vacant residential structures on the property. Mr. Coukos noted that the Building Dept. has delayed any action on demolition permits until the Planning Board has given approval. He also stated that they are waiting for asbestos mitigation on one of the houses.

Mr. Lawrence moved that the Board submit a letter to the Building Inspector notifying him that the Board feels that the demolition of the two building on the property is outside of the scope of the Special Permit to what it provides for or restricts. Mr. Schwarm as second. Aye-6; Nay-0, and Abstentions-0, (6-0-0).

Continued Public Hearing – 113 Winter Street

Mr. Woodhams moved to open the continued public hearing for 113 Winter Street. Mr. Lawrence as second. Aye-6; Nay-0, and Abstentions-0, (6-0-0)

Carlos Ferreira (applicant) appeared before the Board and displayed revised plans based on the Board's previous meeting comments. The new plan shows the duplex moved back about 150 feet from the street with a longer driveway and the septic relocated to the front of the property. Mr. Ferreira noted that the structure will be a smaller ranch style with master bedroom on the first floor and two small bedrooms in the attic space. Mr. Ferreira also noted changes to the grade based on prior abutter concerns for drainage. He stated that his intention is save as many existing trees as possible. There will be a stone wall and vegetation buffer. He added a fence which Conservation has requested and he has received the Certificate of Order from Conservation. Board of health will complete final approval after Planning Board has approved the revised plan. Mr. McKnight confirmed that the new design also meets the parking requirements. Mr. Ferreira noted that due to a high water table, there will be a crawl space with mechanicals in the garage.

Donna Connor 98 Winter Street, an abutter, expressed her opinion that she liked the new design and buffer from the street, but noted concern for removal of too many trees. Mr. Ferreira stated that the new design does require the removal of additional trees, but will retain as many as possible. He also stated that Conservation has requirements of specific species to be planted and will be made part of the approval. The Tree Warden will conduct a site visit for tree recommendations. Ms. Connor inquired as to the change in impervious area and Mr. Ferreira confirmed there will only be a one percent increase. The applicant is within the zoning by-law requirements for upland. Discussion ensued.

Barbara Deforge (owner) of 113 Winter Street commented that she likes the new design as an improvement to her existing property.

Mr. McKnight noted that the applicant is required to submit a landscape plan. Mr. Lawrence stated that he is inclined to vote to approve this application as his concerns have been satisfied. Mr. Ferreira inquired if the Board could vote with contingencies. Discussion ensued. Ms. Deforge asked for clarification as to where the abutter lives and agreed that it would be nice to leave trees in place.

Mr. Lawrence moved that the Board recommend that the Planner prepare a draft decision for review and discussion, amendment and vote at the November 6, 2019 meeting. Mr. Wrynn as second. Aye-6; Nay-0, and Abstentions-0, (6-0-0)

Mr. Lawrence moved to continue the public hearing to November 6, 2019. Mr. Woodhams as second. Aye-6; Nay-0, and Abstentions-0, (6-0-0)

Park Place – Request for Minor Modification

Howard Bailey, developer, appeared before the Board and apprised the Board of project status. Mr. Bailey stated that upon review of the development it makes more sense to continue the roadway to Phase IV to continue road in a complete loop eliminating temporary dead ends, and move Phase III to complete last. A few lots will be taken from Phase III and moved to Phase IV. Mr. McKnight inquire as to the time-frame for completion of the change to intersection of Park St. and Route 140. Mr. Bailey is waiting for MassDOT approval. Discussion ensued for houses to be built and time-frame for completion. It was determined that the rate of build would not impact the intersection update, which was estimated to begin spring/summer of 2020.

Mr. Lawrence moved to approve the requested Minor Modification per the applicant's letter October 16, 2019. Mr. Woodhams as second. Aye-6; Nay-0, and Abstentions-0, (6-0-0)

35 Commercial Drive

Dave McDonald of Blackstone Valley Place Assoc. appeared before the Board and apprised board on status of property. He noted that last year they sold three quarters of their company to a premier company. They own Bright Horizons day care and had no interest in building the previously designed day care center. Recently they are in agreement to go ahead with the plan as designed. Mr. McDonald is seeking a permit extension so there is no overlap of time prior to construction beginning.

Mr. Lawrence moved to approve the request, per letter dated October 8, 2019, for permit extension for one year to October 21, 2020 without further modifications. Mr. Wrynn as second. Aye-6; Nay-0, and Abstentions-0, (6-0-0)

ANR 760 West Street

Jim Susi of United Consultants and Loel Raymond (owner) appeared before the Board. Mr. Susi stated that one lot will be split into four lots with one portion currently under Chapter 61A, excluding the house. Mr. Raymond stated that they will be taking the property out of the 61A program.

Mr. Lawrence moved to approve the ANR plan dated October 2, 2019 for 760 West Street. Mr. Wrynn as second. Aye-6; Nay-0, and Abstentions-0, (6-0-0)

ANR 863 East St.

Jim Susi of United Consultants appeared before the Board. He apprised the board of house on property owned by the Snow family, which they want to sell, is pre-existing non-conforming. A parcel is being added to the property to be sold so that it will become conforming.

Mr. Lawrence moved to approve the ANR plan dated October 2, 2019 for 863 East Street. Mr. Wrynn as second. Aye-6; Nay-0, and Abstentions-0, (6-0-0)

CPTC Fall Workshop

Mr. Benson noted distributed workshop packet. Discussion ensued for where and when the workshops will take place.

8:13 pm Mr. Lawrence moved to adjourn. Mr. Woodhams as second. Aye-6; Nay-0, and Abstentions-0, (6-0-0).

Respectfully submitted,

Priscilla McGill, Administrative Assistant



 Jim Lawrence, Clerk



 Date of Approval

Documents Submitted:

1. Planning Board
 - a. Agenda dated October 16, 2019; 1 page
2. 500 Thurston Street; email request for minor modification to Site Plan Approval; dated October 10, 2019; 1 page
3. Park Place Subdivision Phasing Andrews Survey & Engineering request; 4 pages including
 - a. Andrews Survey & Engineering letter dated October 16, 2019; 1 page
 - b. DPW bonding estimates; not dated, 2 pages
 - c. Andrews Survey & Engineering Phasing Plan; August 23, 2017; 1 page
4. 35 Commercial Drive – Blackstone Valley Place Assoc. extension request letter; dated October 8, 2019; 1 page
5. ANR 2019-09 – 760 West Street
 - a. Application dated October 2, 2019; 2 pages
 - b. Affidavit ANR Plan Submittal; no date; 1 page
 - c. Applicant/Owner letter dated September 25, 2019; 1 page
 - d. United Consultants Plan of Land dated September 25, 2019; 1 page
6. ANR 2019-10 – 863 East Street
 - a. Application dated October 2, 2019; 2 pages
 - b. Affidavit ANR Plan Submittal; no date; 1 page
 - c. United Consultants Plan of Land dated September 27, 2019; 1 page
7. 113 Winter Street 2019-03 (SP) Carlos Ferreira (applicant), Joseph & Barbara DeForge (owners)
 - a. Exhibit 12 - REVISED Plan set by Luna Homes LLC; dated October 10, 2019; 5 pages including the following:
 - i. Locus Plan
 - ii. Existing Condition Plan
 - iii. Demolition Plan
 - iv. Site Plan
 - v. Utilities Plan
 - b. Exhibit 13 – Revised Elevation Rendering and Floor Plans; no date; 3 pages
 - c. Exhibit 14 – Revised Plan set by Luna Homes LLC; dated October 15, 2019; 5 pages including the following:
 - i. Locus Plan
 - ii. Existing Condition Plan
 - iii. Demolition Plan
 - iv. Site Plan
 - v. Utilities Plan
8. 201 Wampum Street United Consultants email request for continuance dated October 11, 2019; 1 page
9. CPTC fall program list and application for classes